

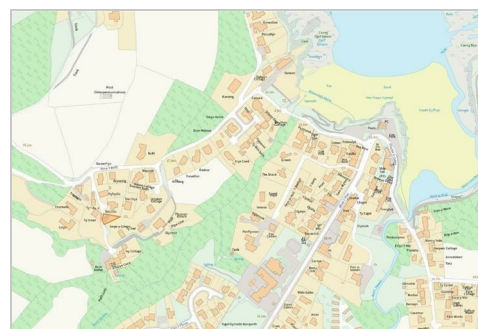


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Building Plot at Ty Hir Rhiw Y Rofft, Aberporth, Cardigan, Ceredigion, SA43 2DF

Asking Price £95,000

A unique building plot presenting an exceptional opportunity for those looking to create their dream home. Spanning an enviable location, this land offers planning and listed building consent for the construction of a contemporary one-bedroom dwelling, thoughtfully designed to harmonise with the heritage of the area. The plot is tucked away in a serene setting, providing a sense of privacy while remaining conveniently close to the sandy beach at Aberporth. This delightful coastal area is known for its stunning scenery and tranquil atmosphere, making it an ideal spot for a peaceful retreat or a permanent residence. Such opportunities to develop in this picturesque location are rare, especially with the added benefit of planning consent already in place. The design of the proposed dwelling aims to promote and respect the historical significance of the surrounding architecture, ensuring that the new build complements the character of the area.

Location



Situated on the outskirts of the popular coastal village of Aberporth, this attractive parcel of land with planning consent enjoys a tucked away yet convenient setting within easy reach of the village’s renowned sandy beaches. Aberporth is particularly celebrated for its sandy sheltered bays, offering golden sands and clear waters that are perfect for relaxation and coastal walks. The surrounding coastline is dotted with picturesque coves, including the much-loved Mwnt, famed for its dramatic cliffs, iconic whitewashed chapel, and breath-taking sea views.

The historic market town of Cardigan lies just a short drive away, providing a wide range of amenities, independent shops, cafes, and cultural attractions, including its restored castle and vibrant riverside setting. This location combines the charm of coastal living with excellent accessibility, making it an ideal opportunity for those seeking a scenic yet well-connected setting.

The Intention



A unique building plot presenting an exceptional opportunity for those looking to create their dream home. Spanning an enviable location, this land offers planning and listed building consent for the construction of a contemporary one-bedroom dwelling, yet retaining the heritage of the current building.

Whether you are an aspiring homeowner or seeking a promising project, this building plot in Aberporth is a remarkable find.

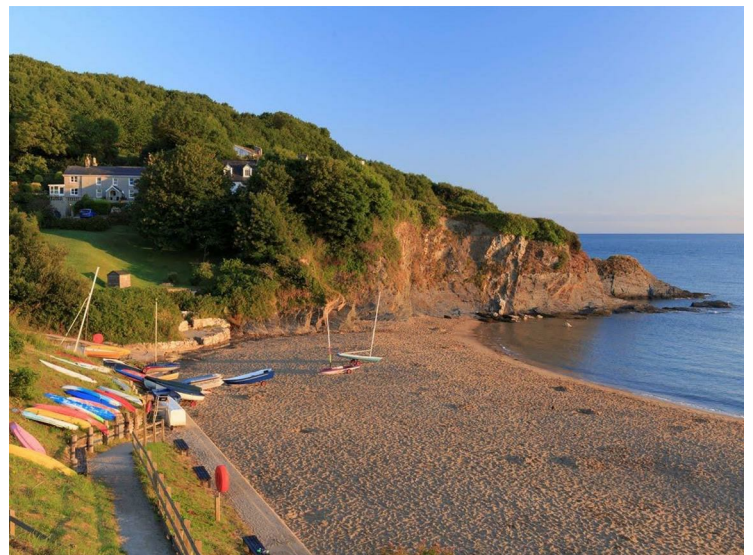
Proposed Elevation



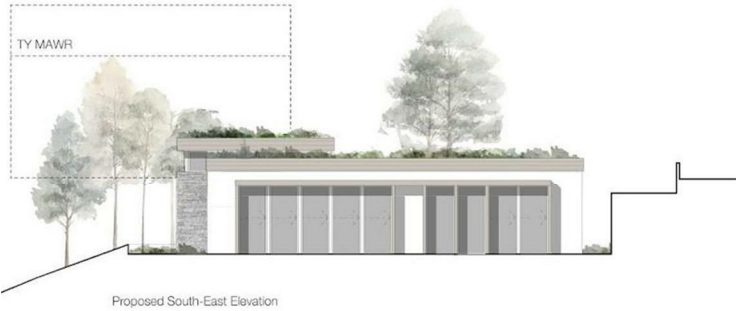
Proposed Layout



Aberporth Beach



Planning Consent



The property has had planning consent for the erection of one new single-storey one-bedroom dwelling with associated structural repairs to the Grade II curtilage-listed outbuilding. Application numbers for planning permission and listed building consent are A240952 and A240953

<https://ceredigion-online.tascomi.com/planning/index.html?fa=getApplication&id=62812>

Photography and Plans



Plans and photography have been provided for use by the vendor, including historic pictures and remain their property and cannot be reproduced without their consent.



Directions



What3words: blotchy.nearing.alone

Services

Purchasers will be responsible for the connection of services to the site.

